

Planning Division  
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April 18, 2024

Darius Kerman  
Kerman Investments, LLC  
3800 Irving St Ste 10  
Denver, CO 80211

**Re: Technical Submission Review – AFC Urgent Care – Site Plan and Plat**  
Application Number: **DA-2347-00**  
Case Numbers: **2023-6021-00; 2023-3016-00**

Dear Mr. Kerman:

Thank you for your technical submission, which we started to process on April 4, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

The application is very close to being recorded. Staff recommends contacting the Forestry Department directly to get guidance on the next steps. The tree mitigation fees have to be paid before the plat can be recorded.

You must make another technical submission to capture Forestry and Landscape comments. The application will continue to go through technical review until all comments are addressed. Note that all our comments are numbered. When you resubmit, include a comment response letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner II  
City of Aurora Planning Department

cc: Robert Walker, Agent  
Jazmine Marte, Office of Development Assistance  
Filed: "K:\Dept\Planning and Dev Serv\ZDR\SDA\2300-2399\2347-00tech2"



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Due to changes in the landscape design, forestry has new comments. Please identify whether trees along Colfax will be upsized or if payment will be made to the Community Tree Fund to meet tree mitigation requirements. Tree mitigation has to be paid ahead of mylar recordation.
- Minor comments regarding line work and text (Landscape).
- Storm Drain Development Fees are to be paid ahead of mylar recordation.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

1A. No comments.

#### 2. Completeness and Clarity of the Application

2A. No further comments.

#### 3. Architectural and Urban Design Comments

3A. No further comments.

#### 4. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

Sheet 8

- 4A. Provide the linework for the parking spaces, hatching for sidewalks etc. as was included on the previous submittal.
- 4B. Adjust the location of the Plant Schedule so that it does not overlap the “Not for Construction” note.

#### 5. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

5A. No further comments.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 6. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

6A. No further comments.

#### 7. Traffic Engineering (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

7A. No further comments.

#### 8. Fire/Life Safety (Gail Pough / 303-618-4077 / [gpough@auroragov.org](mailto:gpough@auroragov.org) / Comments in blue)

8A. No further comments.

#### 9. Aurora Water (Iman Ghazali / 303-807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

Sheet 5

9A. No further comments.

#### 10. Forestry (Jacque Chomiak / 303-739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)

- 10A. Tree mitigation is always above and beyond the Landscape Code requirements. Please identify how mitigation will be achieved on the tree mitigation sheet. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation on the landscape plan.

#### 11. Land Development Services (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

11A. No further comments.



**12.Revenue** (Melody Oestmann / [moestman@auroragov.org](mailto:moestman@auroragov.org) / 303-739-7244)

12A. Storm Drain Development Fee Due .88 acre x \$1,242.00 = \$1,092.96.

**13.Colorado Department of Transportation** (Steve Loeffler / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us))

13A. No new comments.

**14.Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

14A. No further comments.